

**CAMPBELL COUNTY  
PROJECT DEVELOPMENT BOARD  
MINUTES**

**September 23, 2009**

A regular meeting of the Project Development Board was held on Wednesday, September 23, 2009, 5:00 p.m. at the Campbell County Court House, 330 York Street, Newport, Kentucky.

In attendance at the meeting were Board members:

JUDGE WILLIAM WEHR, CHAIRMAN  
CHARLES PETERS, CO-CHAIRMAN  
TAUNYA NOLAN JACK  
JUDGE/EXECUTIVE STEVE PENDERY  
VANCE MITCHELL, AOC

Chris Greene	CMW
Billy Lane	Codell Construction
Bill Cobb	Job Superintendent
Ryan Barrows	Ross Sinclair
Phil Poirier	Facility Manager
Hutch Johnson	Attorney for the Board

The meeting was called to order at 5:00 p.m. by Judge Wehr, Chairman. Following roll call, a quorum was declared present.

Judge Wehr greeted the public and acknowledged the attendance of Bob Compton, Campbell County Court House Commission and Melissa Williams, Campbell County Fiscal Court.

Minutes from the regular meeting held August 26, 2009 were presented by Judge Wehr. Motion was made by Judge Pendery, seconded by Mr. Peters, to approve the minutes of August 26, 2009 as presented. All voted "AYE" and the motion passed unanimously. Judge Wehr presented the amended minutes of August 12, 2009, to the Board. Motion was made by Judge Pendery, seconded by Mr. Peters, to approve the minutes as amended. All voted "AYE" and the motion passed unanimously.

Under Old Business, Mr. Hutch Johnson stated that the attorney for ESI has withdrawn their bid protest.

New Business was then requested by Judge Wehr. Mr. Peters presented the contract for ATC to perform special inspections as required throughout construction. Mr. Lane explained the Board previously approved use of ATC for completion of the inspections at an estimated cost of \$67,500.00, although the cost could be much higher. Mr. Peters requested PDB approval of the contract. Motion was made by Judge Pendery and seconded by Ms. Jack to approve the contract with ATC. There being no further discussion, all voted "AYE" and the motion passed unanimously.

The report of the PDB Chairman was next on the agenda. Judge Wehr proposed the dates of October 28, November 18, December 16, January 27 and February 24 for upcoming meetings. He explained that the November and December meetings have been adjusted to the third Wednesday of each month to accommodate the holidays. Motion was made by Mr. Peters, seconded by Judge Pendery, to set the meetings as noted. There being no further discussion, all voted "AYE" and the motion passed unanimously.

(Judge Ward arrived.)

Judge Wehr invited the report of AOC. Mr. Vance Mitchell stated he had no report to submit other than to note he continues to work on the parking situation. He stated he has two invoices for board approval which are currently being reviewed by his budget department; Builder Risk Insurance in the approximate amount of \$19,500 and Lynn Imaging at approximately \$15,500. He requested approval of the invoices contingent upon AOC budget review. Motion was made by Mr. Peters, seconded by Ms. Jack, to approve the invoices of Builder Risk Insurance and Lynn Imaging contingent upon AOC approval. There being no further discussion, all voted "AYE" and the motion passed unanimously.

The report of the Financial Agent was then invited by Judge Wehr. Mr. Barrow stated the project has received one of the best construction bids and interest rates ever received for a courthouse project. He stated that the Net Interest Cost for both series of bonds is a combined 3.69%. He further explained that the bonds were sold in two series as we did not want to affect the Bank Qualified status of the City of Newport in calendar year 2009. The Series 2009 bonds for \$27,750,000 will close on October 14th while the remaining \$3,315,000 in bonds (Series 2010) will close on January 5th, 2010.

The report of the Architectural Agent was next on the agenda. Michael Yessin of Tate Builder Supply, Erlanger, Kentucky, briefly addressed the Board in regards to brick product available through his company. He volunteered to prepare a few mock-up panels for review by the Board. Mr. Greene proposed a meeting to choose the brick. An informal meeting was set for October 28 for anyone wishing to attend in order to review and compare brick samples. Mr. Greene apologized as he was out of town when the issues arose regarding the needed permits. The permits from Sanitation District One and SBC have been obtained. The other, NOI, for Perkins Carmack should be completed in the next day or so. Mr. Green expressed his desire to meet with a representative of the PDB in the next two weeks to review the value added items in order to amend the

drawings. He suggested holding the meeting prior to contractors needing the drawings. Mr. Peters volunteered to act as the representative.

Mr. Lane then presented the report of the Construction Manager. He introduced Mr. Bill Cobb who is acting as superintendent for the project. Mr. Lane explained his future duties for the project along with those of Mr. Cobb. Brief discussion took place in regards to parking arrangements. Mr. Cobb then discussed several issues to include the protection of the stained glass window during removal of the back steps and excavation.

Mr. Johnson, Attorney for the Board, had no additional comments.

There being no additional business before the Board, motion was made by Mr. Peters, seconded by Judge Pendery, that the meeting be adjourned. All voted "AYE" and the motion carried.

APPROVED:

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Judge William Wehr, Chairman

ATTEST:

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Susan A. Prather, Secretary